



Briscoe Road, SW19

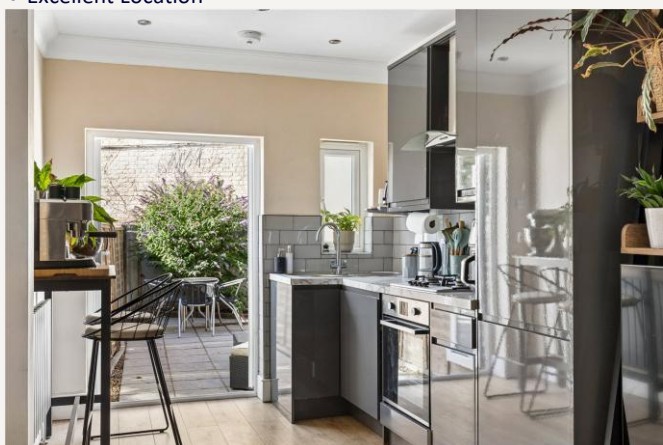
£475,000 *Leasehold*



A stunning chain free two-bedroom garden flat situated on the popular Briscoe Road, SW19, offering approximately 563 sq. ft. of beautifully presented accommodation.

KEY FEATURES

- Ground Floor Flat
- Chain Free
- 2 Double Bedrooms
- Spacious Open Plan Reception, Kitchen & Dining Room
- Large Garden
- 563 sqft.
- Excellent Location



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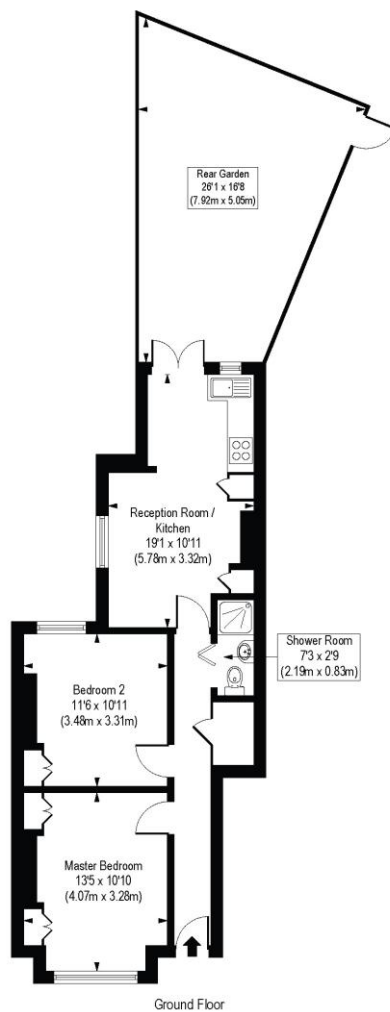
Finished to a high specification with a fabulous interior and stunning décor throughout, this impressive home is ideal for those looking for a stylish, turn-key property.

The accommodation comprises a spacious open-plan reception room and modern kitchen, creating a fantastic central living and entertaining space with direct access to the rear garden. The contemporary kitchen complements the beautifully designed interiors throughout. There are two well-proportioned bedrooms, with the generous principal bedroom featuring gorgeous built-in cupboards, alongside a stylish modern shower room. The property has been thoughtfully designed with excellent attention to detail, creating a bright, sophisticated, and welcoming home.





To the rear is a fantastic private garden measuring approximately 26'1" x 16'8", providing an excellent outdoor space for entertaining, dining and relaxing. Presented in exceptional condition throughout, with high-quality finishes, stylish décor and a beautifully considered interior, this is a fantastic opportunity to acquire a truly impressive garden flat in a desirable SW19 location.



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 145 years and 4 months
Buildings Insurance Charge: £650 per annum
Council Tax Band: C
EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.